

SECTION 1 RESIDENTIAL DISTRICTS

8.01 **OTR – ORIGINAL TOWN RESIDENTIAL DISTRICT (Z2000-0042)**

8.02 **GENERAL PURPOSE AND DESCRIPTION:**

The Original Town Residential District is designed specifically for the "Old Donation" section of the City, a recognized subdivision of land. The OTR standards will provide for a suitable residential environment for family life on small parcels of land. Platted lots in the "Old Donation" are in twenty-five-foot widths with a preponderance of ownership's in multiples of this width. Therefore, standards are set forth in this District which accommodate the original platting, as well as the preferable standard for a minimum fifty-foot lot width, or two platted lots constituting a building site.

8.03 **PERMITTED USES:**

A. Uses permitted in the OTR District are outlined in Article II, Section 3

8.04 **AREA REGULATIONS:**

A. **Size of Yards:**

1. **Minimum Front Yard** - Twenty feet (20') with five feet (5') Utility Easement adjacent to right-of-way.
2. **Minimum Side Yard** - Six feet (6'); twelve feet (12') on corner lot adjacent to side street; twenty four feet (24') for swing-in garage (see Illustration 20)
3. **Minimum Rear Yard** - Eight feet (8'); twenty feet (20') for garage facing alley (can be reduced to twelve feet (12') but requires additional parking surface – See Illustration 19); twenty-four (24') for swing-in garage (see Illustration 20 and 21)

B. **Size of Lots:**

1. **Minimum Lot Area** - Four thousand-five hundred (4,500) square feet north of Main Street; two thousand-two hundred and fifty (2,250) square feet south of Elm Street
2. **Minimum Lot Width** - Fifty feet (50') north of Main Street; twenty-five (25') south of Elm Street
3. **Minimum Lot Depth** - Ninety feet (90')

C. **Minimum Dwelling Area** (see Article IV, Section 9.02):

1. One thousand and two hundred-fifty (1,250) square feet north of Main Street
2. Six hundred fifty (650) square feet south of Elm Street

D. **Maximum Height** - Two and one-half (2½) stories no greater than forty (40') feet

E. **Maximum Lot Coverage:** Fifty-five percent (55%) including accessory buildings

F. **Parking Regulations:**

1. **Single Family Dwelling Unit** - Two (2) spaces on the same lot as the main structure
 - a. Off-Street Parking and Loading Requirements, Article IV, Section 4

G. **Other Regulations**

1. Accessory Building and Use Regulations, Article IV, Section 7

2. Special and Additional Supplementary Regulations, Article IV, Section 9
3. Screening Fences and Wall Standards, Article IV, Section 5
4. "Lot of Record" in "Old Donation", Article IV, Section 9.01
5. All main and/or accessory building construction must have an approved façade plan before issuance of a building permit. Any modifications to the façade and its exterior construction material shall be made with the same exterior construction materials that exist on the subject structure (those materials in place prior to September 3, 2002). New building construction in this district shall adhere to the "Original Downtown Architectural Design Standards". The Director of Planning or his/her designee will review all façade plans in accordance with the "Downtown Architectural Design Standards" and approve or deny the request. The applicant shall submit the appeal request in writing, within 14 days of the decision, to the Planning Department. The written request shall include specific reasons for the appeal. Appeals will be heard by the City Council. The applicant or City Council may initiate appeals. Appeals will require notification of property owners within 200 feet. Notification will be mailed 11 days prior to the hearing. (ZA2002-0017)
6. Non-combustible fiber cement siding allowed per Building Official Approval. (See Article IV, Section 9.09, Exterior Construction of Main Buildings)
7. Front porch required. Porches shall be a minimum of six feet (6') deep and may extend ten feet (10') feet past front building line provided that such encroachment does not result in a threat to the occupant's or public's health, safety or welfare. The porch shall have a minimum area of sixty (60) square feet.

8.05 **DOWNTOWN ARCHITECTURAL DESIGN STANDARDS** (ZA2002-0020)

The Downtown Architectural Design Standards that apply to this district are contained in Article VI Appendices, Section 6, to this Comprehensive Zoning Ordinance and are incorporated as if fully set forth herein.